

**MINUTES OF THE  
BROWNFIELDS ADVISORY COMMITTEE**

Arlington Conference Room, Third Floor of the City Hall Building, 101 West Abram Street

**Monday, March 23, 2015**

5:30 P.M.

City staff present included:

- Sarah Stubblefield, Planner, CD&P
- Marc Paustian, Utilities Environmental Analyst, Water Utilities

Brownfields Advisory Committee members present included:

- Robert Knezek, Southwest Arlington
- Chris Boehle, GM

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**I. Completed Assessments**

- 1608 N. Collins: This is an old TxDOT site that is about 17 acres on the corner of Collins and I-30. The City has released an RFP for a mixed-use development on the site. Phase I approved by EPA on 9/16. QAPP submitted to EPA on 9/29, and approved on 10/6/2014. Phase II submitted 11/5; accepted by EPA 1/26/2015.
- 2118 E. Abram Street: This site is just on the edge of the New York Ave strategy area, and is a part of the East Arlington revitalization target area. Phase I complete on 9/16; approved by EPA on 10/10/2014. The property owner has not indicated any interest in moving forward with a Phase II.

**II. Continued Assessments**

- **Phase I**
- **Quality Assurance Project Plan (QAPP)**
- **Phase II**
  - 801 Orthopedic Way/813 Secretary Drive/815 Secretary Drive: TCEQ has requested additional pesticide and petroleum testing. EPA requested a new Phase I assessment be completed prior to approving grant funds for a Phase II assessment. TCEQ issued a determination letter, and the city received a notice to proceed on Phase I on 6/2. Phase I approved by EPA 9/2. PSAP approved 3/3/2015. Phase II is underway.
  - 110-122 Stadium Drive: Phase I assessment request approved on 5/14; Phase I approved on 8/6/14. QAPPs approved by EPA and notice to proceed with Phase II issued on 9/29 (asbestos) and 2/5/15 (groundwater). Phase II and asbestos survey underway. Portions of this property are for the Stadium Drive expansion project.

- 106 Stadium (Atmos Energy): TCEQ sent an additional response to the City which requests background sampling, which was completed this quarter. City is waiting for determination from TCEQ.
- 401 E. Division Street/305 N. East Street (Wilkerson's): TCEQ continues to assess this site as a high risk site and will not issue a determination letter for this grant cycle. The property owner will have to pursue assessments independently of the brownfields grant.

### **III. Municipal Setting Designations (MSDs)**

- 912 & 920 N. Collins: Application is currently under review by TCEQ.
- 1830 & 1840 E. Division Street: Application received by the City on 11/5/2014. Approved by City Council at 2/24/15 meeting. Applicants will seek resolution of support from neighboring jurisdictions, Pantego and Grand Prairie. Applicant representative is Terracon.
- 1301 N. Collins Street: Application received 2/4/15. Public meeting and hearings are not yet scheduled.

### **IV. Other Information**

#### Program Budget:

Hazardous remaining: \$140,172.52  
Petroleum remaining: \$57,637.48  
Total remaining: \$197,810.00  
Total expended: \$202,190.00

Brochure/Program Outreach: City staff has created a draft of the new Brownfields Program brochure. It is a trifold that will be used for marketing the program with organizations such as Downtown Arlington Management Corporation, Arlington Board of Realtors, and the City's Economic Development office. The goal is to use Brownfields funds for major catalyst projects in the target areas.

The committee also considered other ways to promote the program to the business community. Some ideas included putting success stories on the Brownfields Program website, attending community organization meetings, or holding separate evening meetings.

2015 Brownfields Conference – Chicago, IL: The 2015 National Brownfields Conference has been announced and will be held September 2-4, 2015 in Chicago. Brownfield Program Manager, Sarah Stubblefield will attend to learn more about best practices for future Brownfield activities.

Access Agreements: With new EPA processes, assessments are taking longer, and access agreements (originally for 90 days) are not able to be completed without multiple access

agreements. New access agreements will be for at least 180 days, up to 365 days, to allow for the complete assessment with one access agreement.

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Next Advisory Committee Meeting:

- The next Brownfields Advisory Committee meeting will take place **next quarter** in June 2015.